

Draft of 02/21/14

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Wednesday, January 29, 2014
7:00PM

Officials Present

Keith Klaver, Chairman

George Thorpe, Vice Chairman

Frank Murphy, Supervisor

Judy Lizza, Manager

Hugh Donaghue, Solicitor

Joe Mastronardo, Engineer

Barb Kearney, Building Inspector and Zoning Officer

Matt DiFilippo, Secretary

Call to Order

Chairman Klaver called the meeting to order at 7:08PM.

Gun Range Request for 1201 Smithbridge Road

Manager Lizza confirmed advertising the public hearing for the gun range request at 1201 Smithbridge Road for 6:30PM at the regular meeting, Wednesday, February 5, 2014. She also reported that she received emails concerning the application from neighbors and that 122 letters were sent to residences within 1,000 yards to notify them of the application.

K. Hovnanian Zoning Amendment Request to Go To The Planning Commission For Review

Manager Lizza reported the procedure and status of K. Hovnanian's Zoning Amendment request for the parcel located on Brandywine Drive. Supervisor Klaver and Solicitor Donaghue both confirmed with Manager Lizza that the item must be reviewed by the Delaware County Planning Department and Chadds Ford Township's Planning Commission.

Not Your Average Joe's Liquor License Request: Amendment to Prior Licensing Restrictions

Manager Lizza reported that the restaurant, Not Your Average Joe's, has made an application to purchase and transfer a liquor license from 1421 Wilmington Pike to 561 Wilmington Pike (Glen Eagle Shopping Center). She also reported that the applicant would like to amend some requirements originally attached to the license, specifically, outdoor dining, to which Solicitor Donaghue responded may require zoning relief. A public hearing will be arranged.

Estates at Chadds Ford Request for Alteration of Basin 5

Manager Lizza confirmed receipt of the requested information from the Estates at Chadds Ford Homeowner's Association outlining EACF's HOA and board. The item will be placed on the agenda for the regular meeting, February 5, 2014.

Roadmaster Compensation

The roadmaster's compensation was discussed and will be placed on the agenda for a vote at the regular meeting, February 5, 2014.

PENNDOT Loop Road Project

Penn DOT's plan for the future loop road completion in Chadds Ford Township was discussed. Manager Lizza confirmed that an additional meeting has been requested from Penn DOT. Supervisor Murphy expressed interest in the details such as approval, funding and the Township's involvement. Engineer Mastronardo confirmed that Penn DOT will be conducting a preliminary engineering study. The board concurred to keep abreast of the topic and ensure public hearings for Township residents.

Retention of Township Records

It was discussed that recordings of the workshop and regular meetings should be tentatively kept for two years. Manager Lizza recommended the item be on the agenda and a motion taken at the regular meeting, February 5, 2014.

New Committee Formation

Manager Lizza reported on the two new committees to be formed: the strategic planning group and the fiscal management team.

Building Inspector and Zoning Officer

Barb Kearny, Building Inspector and Zoning Officer, discussed her duties at the Township. Property maintenance, signage and enforcement issues were discussed.

Public Comment

Richard Kaser, Estates at Chadds Ford, reported working with Barb Kearny, Building Inspector and Zoning Officer, and being happy with the outcome. He also commented on the fence surrounding basin #5 at the estates and thought it was premature for the Township to get involved implying that more residents from the estates are not aware of the situation.

Ira Tripathi-Zutshi, Estates at Chadds Ford, confirmed that the duly authorized representatives under the estates declaration and bylaws had made the request. Kelly O'Leary, Estates at Chadds Ford, confirmed.

There was discussion as to whether or not the board of the estates duly notified all of its residents of its decision, took a proper vote and had a quorum during the vote.

Marilyn Joy [sic], Evergreen Place, reported she had never been given a formal notice regarding the action by the board of the estates and no special meeting or community meeting was held and asked the Township to postpone the topic until a meeting is held internally among the estates residents.

Bruce Trotter, Estates at Chadds Ford, reported that the issue was improperly brought in front of the Township board by the board of the estates.

Stephen Dolce, Estates at Chadds Ford, reported that the board of the estates started over two years ago to not have the fences erected and signed a petition doing so, but the fences were still erected. He referenced the Township Code saying that either fence or landscaping can be placed around the basin. Solicitor Donaghue responded that the fences were a part of the developer's agreement, resolution and final plan.

Joanne Kaser, Estates at Chadds Ford, informed that the signatures for the petition were to not have the fence erected, but the entire community was not informed about taking the fences down after they were erected. She reported that a homeowners' annual meeting will take place February 12 with new board members for the Estates at Chadds Ford Homeowners Association.

Margie Pierce, Southern Slopes, inquired about the gun range application.

Bruce Prabel, Heyburn Road, commented on the roadmaster compensation.

Adjournment

Chairman Klaver adjourned the workshop at 8:10PM.

Respectfully submitted,

Matt DiFilippo
Secretary